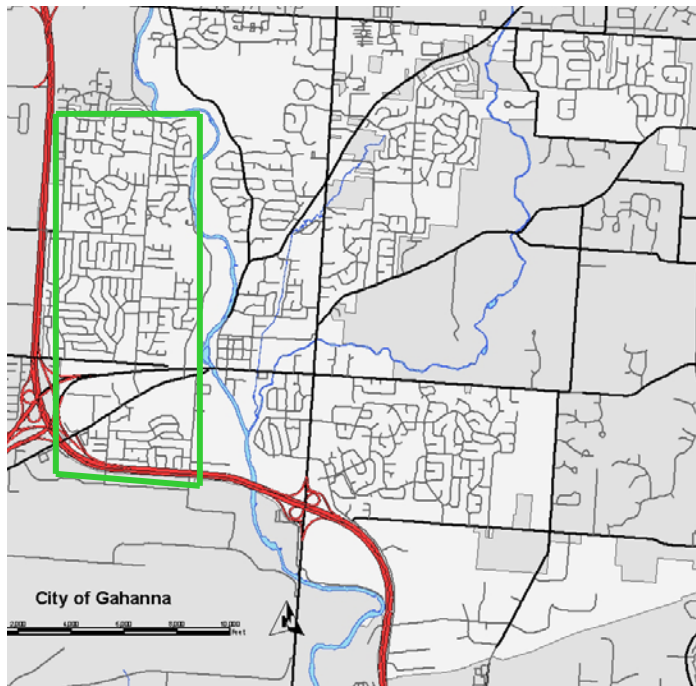




City of Gahanna 2002 Development Activity Report





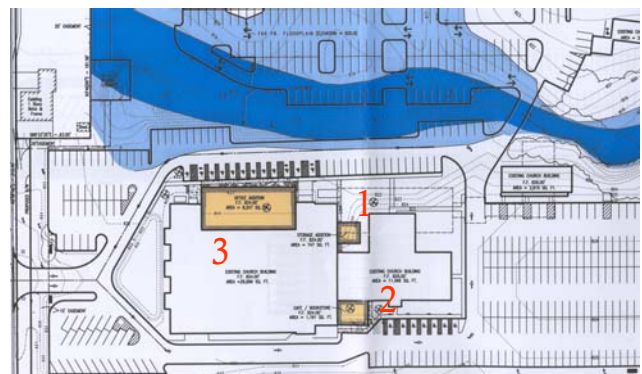
West Gahanna

The West Side continued to flourish in 2002. Business and church expansions as well as two new residential developments reflect the broad attractiveness of the area. While it is an older area of the city, its redevelopment has been inspired by the nearby Creekside and Olde Gahanna redevelopment projects; and its growth is being guided by the West Gahanna Development Plan.

Construction completed in 2002

The following two projects were approved by Planning Commission in 2001 but 2002 saw the completion of building construction and site development.

New Life Community Baptist Church, 3690 N. Stygler Road In 2001 New Life decided to expand by adding a 747 s.f. storage area (tan shaded addition labeled 1), a 1,181 s.f. café/bookstore (2), and a 6,247 s.f. office area (3). Previously, the church's space totaled approximately 47,000 s.f. Obviously, this is a strong faith community that has expanded its services. The City is confident that New Life will continue to be an important anchor to the West Side neighborhoods.



Columbus Metropolitan Library Distribution Center, 101 S. Stygler Road This beautiful building will house the Columbus Metropolitan Library's Operations Center and Technical Administration Offices. The two floors total 51,200 s.f. The Library's choice of this location is a perfect example of how companies with a regional presence see Gahanna as a central location with great connections to the regional economy. As for Gahanna's economy, it will be bolstered by the 100+ new jobs that the Center is bringing to the City. Architecturally, the Center is a nice addition to the West Gahanna Gateway. Located on a great 7.2 acre lot at the southwest corner of Stygler Road and Route 62, the building is an excellent visual entry into the City.

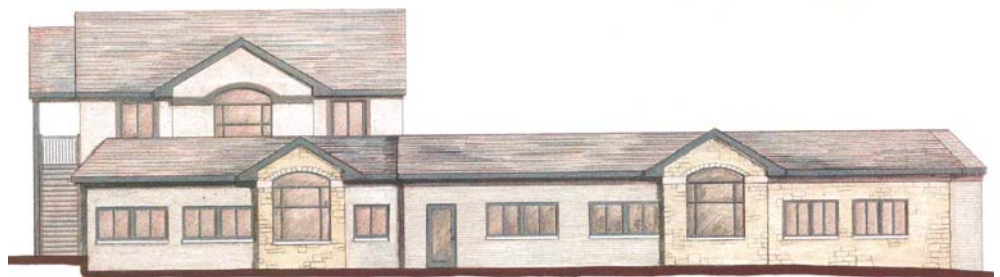


Projects Approved by Planning Commission in 2002

Gahanna Animal Hospital

The hospital owns the house to the left. The house will be torn down to construct the additions shown below.

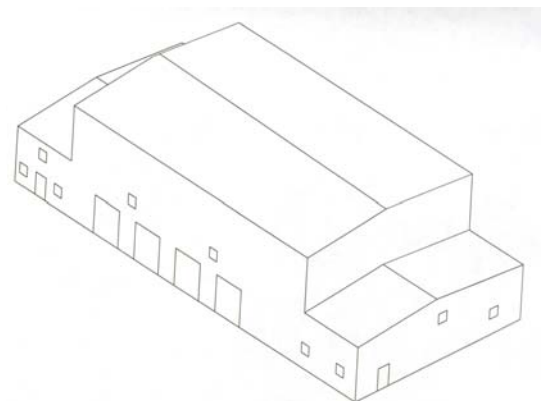
Additions include a 1,252 s.f. first floor section that will connect into the existing SW corner of the building and a 1,216 s.f. second floor section added to the NW section's existing first floor. The expansion will add great architecture to the West Side Gateway as well as to an important pedestrian walkway into Creekside Park.



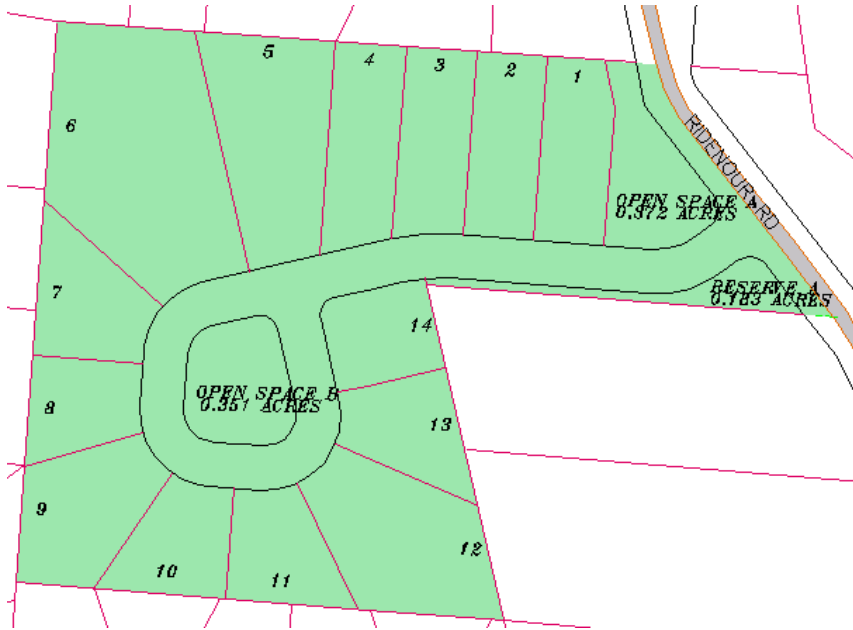
Victory in Pentecost Church, 542 W. Johnstown Road, The population of Gahanna's faith communities has exploded in recent years, and Victory in Pentecost is no exception. At its current location, the Church was approved in November to build a new 3,750 sq.ft. church building, along with 26,600 sq.ft. of parking area. The architectural rendering of the new building speaks for itself in terms of its ability to serve the City's goal of sustaining the attractiveness of Johnstown Road.



Countryside Electric, Inc. 275-277 W. Johnstown Road Countryside Electric, Inc. will be building this 19,600 s.f. building on a 3.3 acre vacant site. This small, electrical contracting firm is a welcome addition to West Gahanna, a district that has shown strong redevelopment potential in recent years. The West Johnstown Road corridor, in particular, is home to a new City Barbeque Restaurant and will remain the home of Gahanna Animal Hospital, which will soon be adding improvements to its building. Small businesses should take notice...West Gahanna's combination of residential developments and business activity makes it an excellent location.



Stonegate Subdivision, Olde Ridenour Road



Developer Armand F. Archer will be developing this 14-lot subdivision. Lot sizes will range from 0.295 to 1.213 acres. The open spaces, especially the two adjacent to Olde Ridenour are examples of how residential development can enhance a significant environmental resource such as Big Walnut Creek.

River's Edge Subdivision, Olde Ridenour Road Through the overlay zoning process, developer Canini & Pellecchia, Inc. is building a 37-lot single-family subdivision that incorporates open space and respects the importance of Big Walnut Creek as it runs alongside Olde Ridenour. River's Edge is located just south of Stonegate.



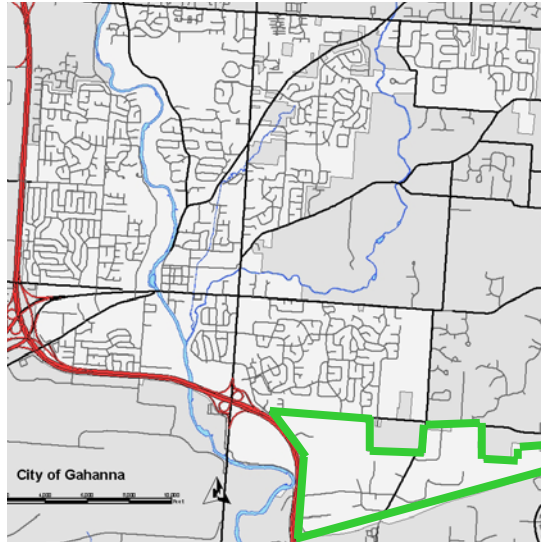
The Hanawalt Company, 184 West Johnstown Road The Hanawalt Company, a construction firm located in West Gahanna for many years received approval in 2002 for exterior design changes. Changes include a new burgundy standing seam metal roof and stone front façade. This will be a significant improvement to the previous condition of the building (top picture). The City is very excited about the new design's potential in helping to revitalize West Johnstown Road. The bottom picture, taken in mid-December, shows that the stone façade has been added.

Before



Current State of Renovation Project





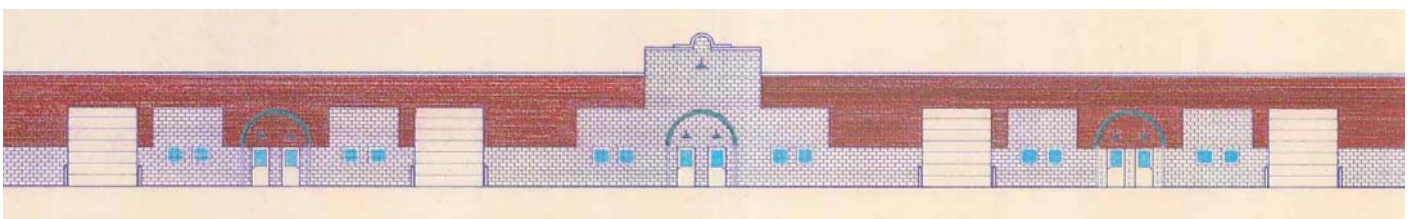
The Industrial District

Five out of the six projects highlighted below illustrate a 2002 trend of growing companies fulfilling their expansion needs in older parts of the Industrial District. These projects occurred along the Claycraft and Morrison corridors. The sixth project is a new warehouse in the new Crossroads Commerce Center. The Development Department's strategy of developing new industrial parks, while continuing to promote older sites, is paying off.

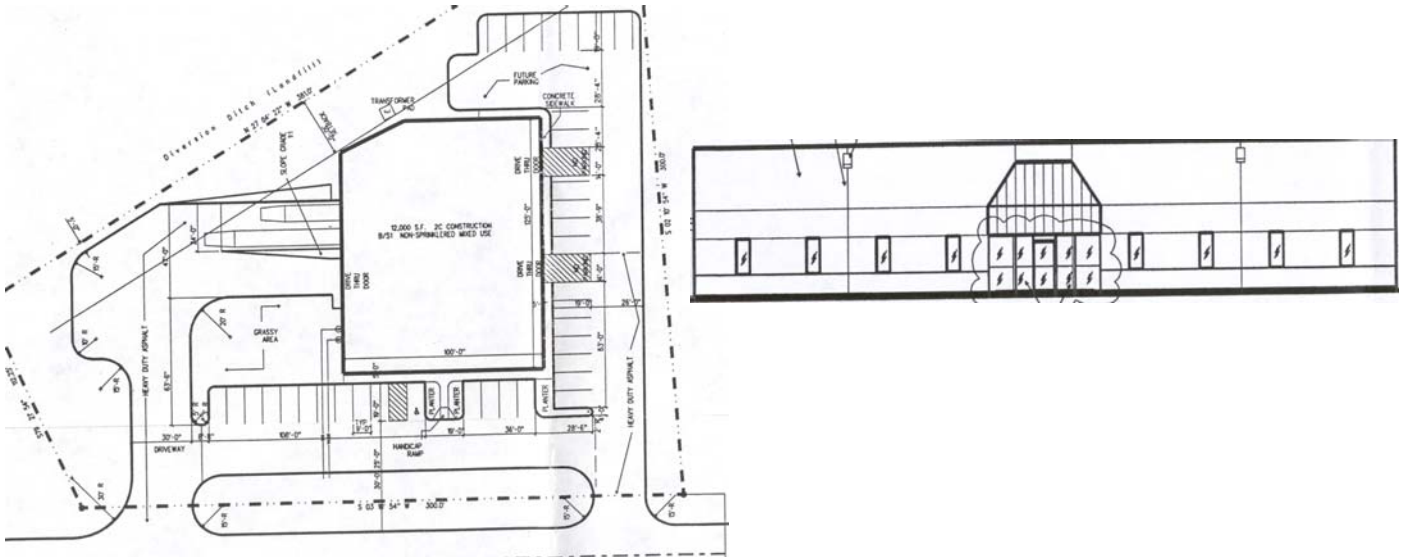
X-F Construction, 1120 Claycraft Road X-F Construction's long-term plans for four additional buildings on its Claycraft Road site reflect the value of the Industrial District to growing companies. In 2002 X-F successfully sought approval for Phase I of its plans, a 25,110 sq.ft. building to be located to the right of the existing former schoolhouse (shown below). The architectural rendering of the new building illustrates a continuation of the schoolhouse theme.



New Phase I Building



791 Science Boulevard In 2002 L&P Properties proposed amendments to a 2000 Final Development Plan application for a future 12,000 sq.ft. office warehouse in the heart of Gahanna's Industrial District. Exterior changes, such as the elimination of two in-grade loading docks, were necessary to accommodate the future single tenant, Scotts Lawn Care. Scotts is an expanding company that has outgrown its current location in the Industrial District. This project, therefore, is exemplary of the fact that Gahanna's Industrial District accommodates all sizes of companies and can see your company through its growth phases and demand for new space.



850 Science Boulevard Similar to the project at 791 Science, DWR Properties LLC successfully amended a 1999 Final Development Plan to accommodate the parking needs of a new tenant, The Columbus Dispatch Distribution Center (paper carriers will pick up their papers at the building). The Dispatch began moving into this 11,280 sq.ft. building in early December of 2002. The 1999 Plan also called for a third building that is yet to be built.



SUT USA, 625 Cross Pointe Road In early 2002 SUT USA was approved for a 16,000 sq.ft. office warehouse on a 2.5 acre lot in Crossroads Commerce Center. The building has been constructed and is shown to the right.. SUT USA has indicated future expansion plans for a 13,500 sq.ft. facility. This impressive building has become a catalyst for further development of Crossroads Commerce Center.

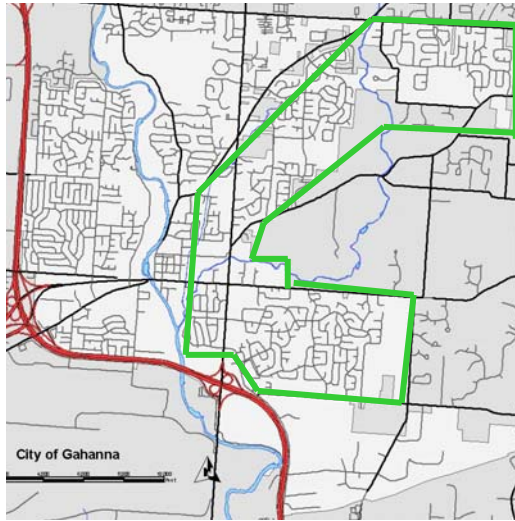


Wood Werks Supply, Inc., 1181 Claycraft Road Wood Werks, formerly located just outside of Gahanna in Columbus, recently moved into this building at 1181 Claycraft Road. As no changes were proposed to the building or parking layout, only a Certificate of Appropriateness for design changes (signage and new doors and awnings) was sought and approved. The building's short vacancy period (2001-2002) reflects the sustained ability of the Industrial District's older areas to meet a growing company's needs. Moreover, the City is proud to note that the former tenant, Ometek, Inc., outgrew this building and relocated to a Gahanna location in Crossroads Commerce Center.



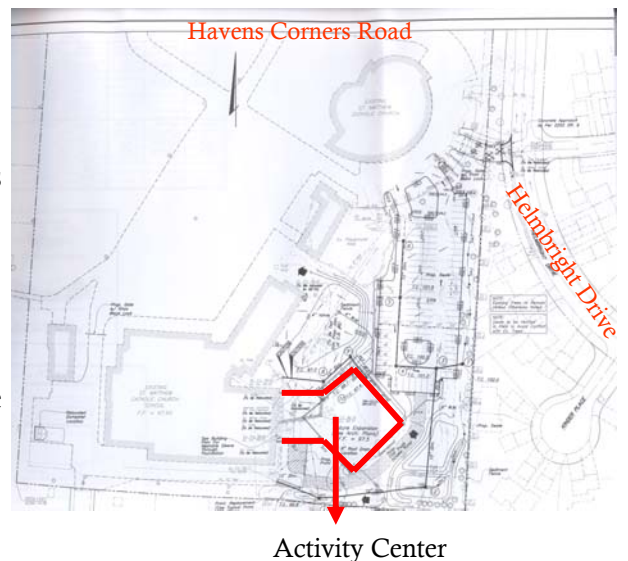
501 Morrison Road Located just outside of the Industrial District, this office building is another Gahanna success story of business expansion. In an effort to accommodate tenants' parking space needs, the owner is developing an additional 26 angled parking spaces in front of the building, along Morrison Road. As depicted in the architectural rendering, beautiful new landscaping will be added to the main entrance area, completing the aesthetic and functional appeal of this project.





Central and East Gahanna

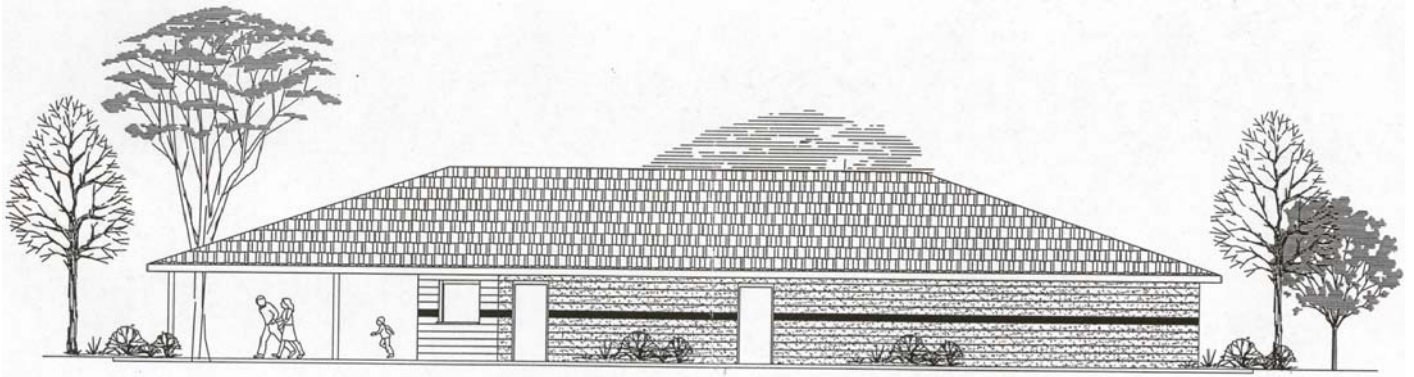
St. Matthew's Church, 807 Havens Corners Road St. Matthew's received approval in early 2002 for a 13,828 s.f. activity center to be added onto the existing elementary school. A basketball court will constitute the primary use of the center. The Development Department is most proud of three aspects of this project: 1) It reflects the strength of Gahanna's churches and associated schools; 2) The additional +/- 92 parking spaces will reduce parking on residential streets during church services; and 3) The City worked hard to foster compromise between the Church and its neighbors; initial conflict was transformed into a mutually agreeable project.



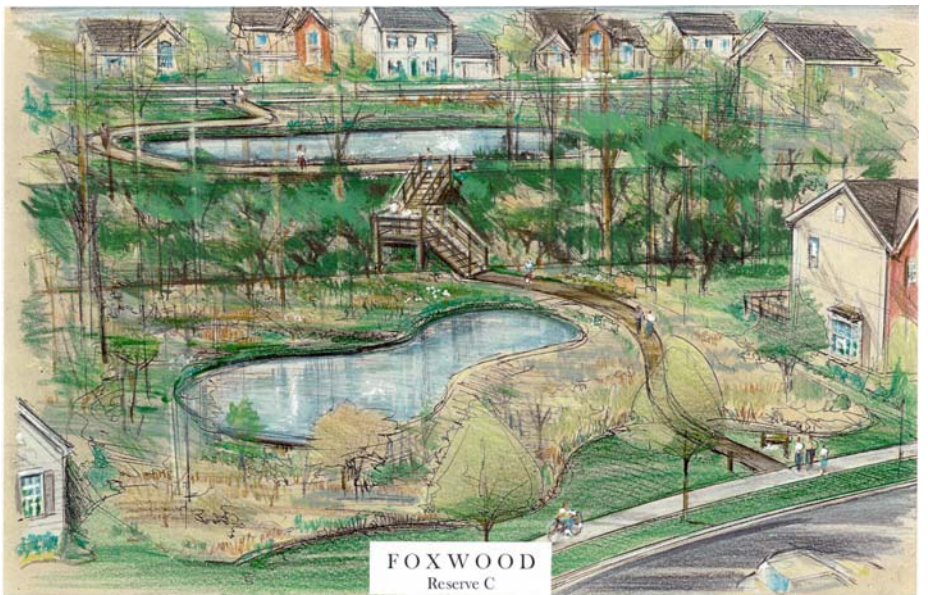
Construction in mid-December 2002

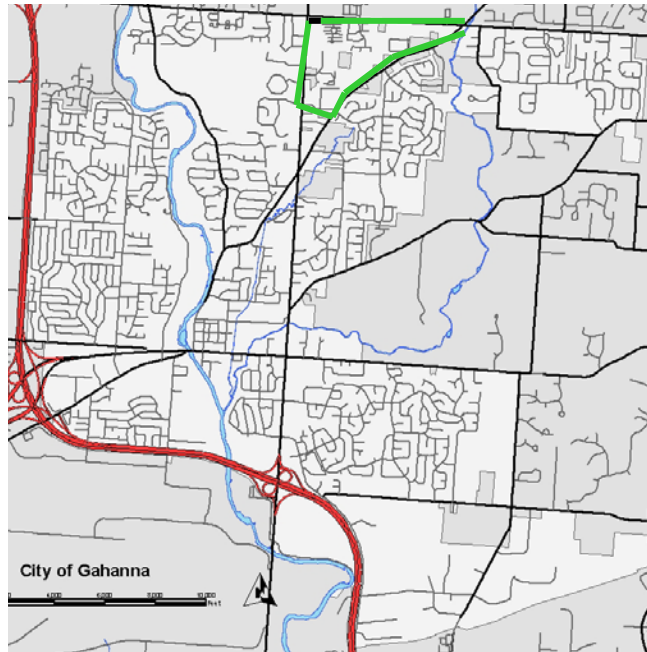


Headley Park Multi-Purpose Building, 1031 Challis Springs Drive The Gahanna Soccer Association is responsible for the construction of this 3,306 s.f. building. Upon completion of the project, GSA intends to donate the building to the City. The building will offer restroom and concession services to soccer participants and fans and will provide office space for team meetings. The building is designed to blend in with the natural surroundings of Headley Park.



Foxwood Subdivision, Taylor Road The Homewood Corporation received approval for a 72-lot subdivision just east of the Rathburn Woods subdivision on Taylor Road. The project will utilize the overlay district process in order to preserve the natural features of this environmentally sensitive site. The architectural rendering below of Reserve C exhibits Homewood's strategy of utilizing the features of the land to create an excellent living environment for future residents.





The North Triangle

The North Triangle has experienced significant growth pressure in recent years. Completed projects such as Giant Eagle and new ones such as Canini & Pellicchia, Inc.'s Crossing Center will add to the strong retail presence throughout the Triangle. Recent multi-family developments on Hamilton Road and Beecher Crossing are creating a strong market for new business. Finally, the new Gahanna YMCA will complete an excellent balance of land uses that has developed throughout the Triangle.

Construction Completed in 2002

Giant Eagle, 1300 N. Hamilton Road In mid-2002 the new 94,594 s.f. Gahanna Giant Eagle opened its doors to the public. Located just south of the Morse and Hamilton Roads intersection, and directly east of StoneRidge Plaza, Giant Eagle has become part of a strong retail presence on the northern edge of Gahanna.



Crossing Center, 1050 Beecher Crossing North In June Canini & Pellecchia, Inc. received approval for a 10,628 s.f. retail center on the eastern side of the Beecher Road/Beecher Crossing North intersection. Utilizing stucco, cultured stone, and wood siding the building will continue the high-quality tradition of Canini & Pellecchia projects. The building will also maintain the high standard established by the firm's other projects in the North Triangle, such as Beecher Ridge Office Park, Crossing Creek Office Park, and the Courtyard at Beecher Crossing. Located approximately 300' north of Crossing Center, the Courtyard is a condominium project approved in 2001 with construction nearing completion. The Courtyard picture below captures Canini & Pellecchia's ability to create a quiet living environment within a growing office and retail district. The City welcomes this talent because it is essential in creating the mixed-use district called for in the North Triangle Plan.

Courtyard at Beecher Crossing



Crossing Center



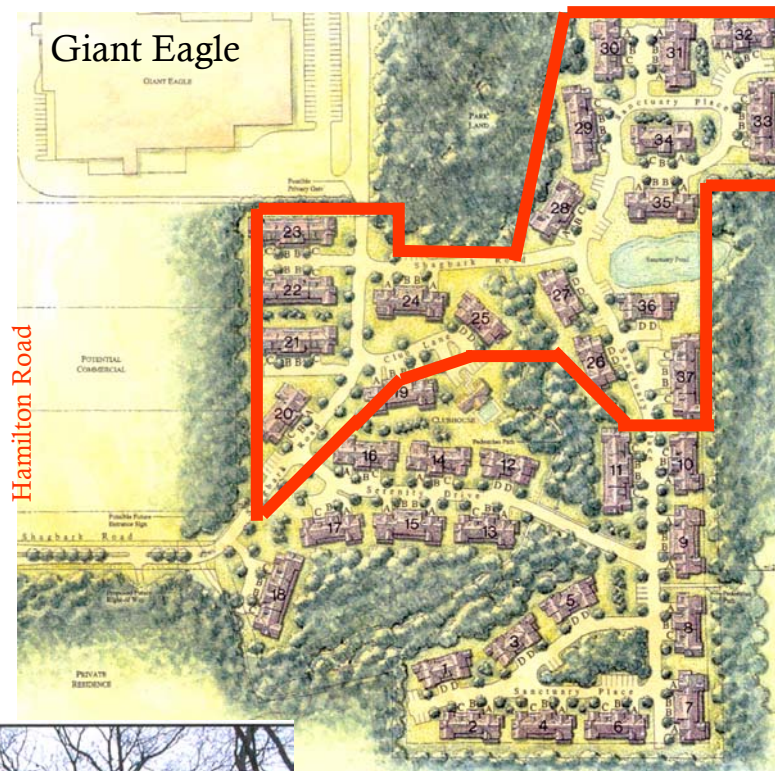
YMCA, 1155 E. Johnstown Road,

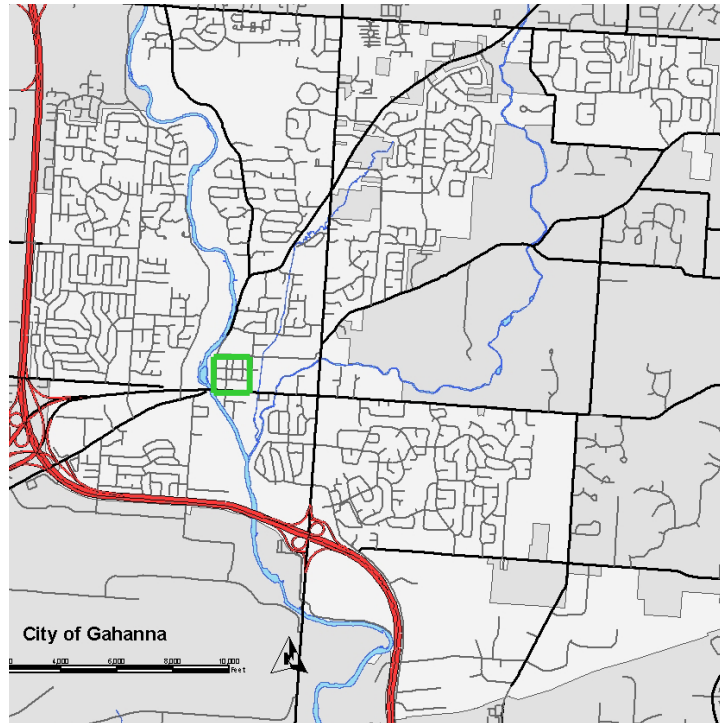
The outlined lot below is located in the heart of the North Triangle. Construction will begin in the Spring resulting in a 47,917 s.f. facility. The building will accommodate the YMCA fitness center as well as an Ohio State Outpatient Rehabilitation Center. Incorporated into the site will be a series of bike paths leading to nearby multi-family and commercial areas. This will further the goal of integrating the diversity of uses in the North Triangle.



Woods at Shagbark Phase II, Hamilton Road

The Stonehenge Co. amended their 2000 Final Development Plan and received approval for 18 more buildings containing a total of 59 condominium units on 9.447 acres. Phase II will continue the excellent Phase I construction, shown below:





Olde Gahanna

The revitalization projects below are clear affirmation that the City was wise to fund the creation of Creekside Park. That late-1990s investment has created a town center that has exhibited great ability to leverage private investment.

The Mill House and Old Bag of Nails Restaurant, 57 & 63 Mill Street Brookewood Construction, Inc. took on a difficult development project on this small site (0.173 acres) that backs up to Big Walnut Creek. Located on an important corner at Mill and Granville Streets, this redevelopment project will juxtapose Olde English and Colonial architecture (the new Mill House will be an almost exact replica of the previous Colonial building, which had to be removed due to structural problems), furthering the City's goal of an eclectic mix of architecture throughout Olde Gahanna. In addition to these new buildings' great contribution to the streetscape, both will incorporate pathways and decks to connect people to Creekside Park. Construction is expected to be completed in Spring 2003.



Rear view from the Creekwalk

View from Mill Street



Sandel Travel Agency, 158 N. High Street Larry Berk's decision to locate his travel agency and residence at this location led to a wonderful transformation of the property.



Before



After

110 & 116 Mill Street These houses, while in need of renovation, were exemplary of the unique architectural styles that the City is encouraging throughout Olde Gahanna. Brookewood Construction remodeled the houses, and they have attracted two tenants thus far: the Gahanna Convention and Visitors Bureau and A List of Wishes Coffeehouse.

Before



After

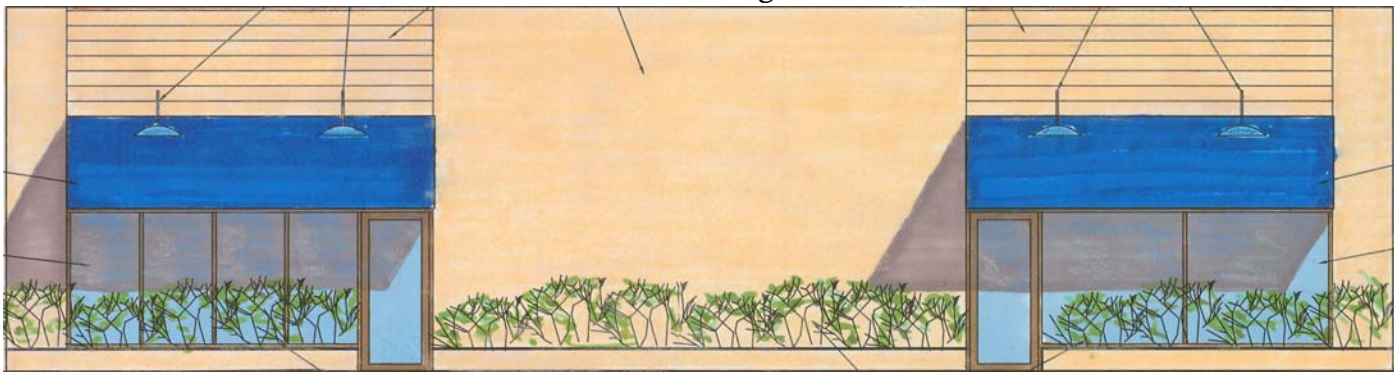


Batter's Box Academy, 153 Mill Street Talented baseball players-turned-businessmen will be transforming the old Napa Auto building into a baseball instruction school. The business will offer all types of baseball instruction on an appointment basis only. The City is eagerly awaiting the aesthetic improvements to the building and is excited about welcoming the families that will be brought to the Creekside/Olde Gahanna area through this new business.

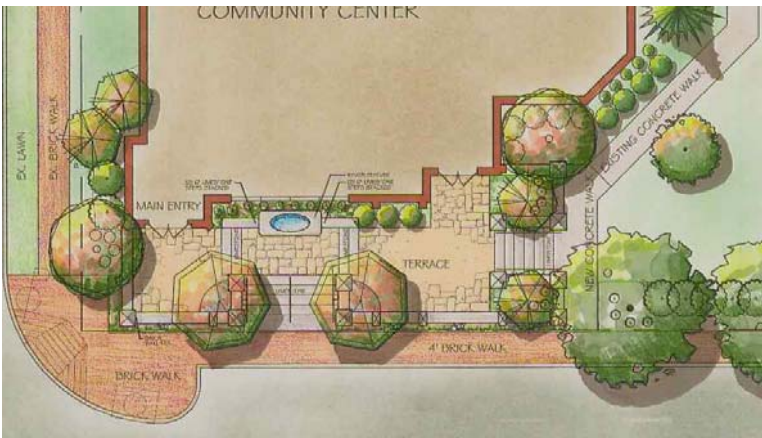
Existing Building



Future Design



The Sanctuary, 81 N. High Street The Sanctuary has contracted with Schieber and Associates, a Gahanna landscape architecture firm, to beautify the grounds around this historic structure at the corner of Town and High Streets. In addition to new landscaping, extending the existing brick and concrete walks and adding a terrace area with a water feature will create a very inviting streetscape. This project is expected to set a standard for all street corners in Olde Gahanna.



Existing Condition

If you have any questions about the year's projects or would like extra copies of this document, please contact the Development Department at 614-342-4015 or e-mail the Department Secretary at crystal.cockerell@gahanna.gov.

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